



Gas safety

Maintaining and servicing your gas appliances

All gas appliances should be checked at least once a year to ensure that they are operating safely, efficiently and to give them a longer life.

As a leaseholder, it is your responsibility to find a gas contractor. There are two main types of service. You can either:

- ▶ pay a one-off fee for a service and if any repairs are required you would need to pay for the parts and labour separately; or
- ▶ take out an annual gas contract with a gas contractor which will include an annual gas service and provide cover for parts and labour in the event of breakdown during the year.

The annual contracts vary and you should compare different Gas Safe registered contractors to ensure that you obtain the contract that is best for you.

Lewisham Homes works with two gas contractors, T-Brown and Quality Heating Services, who carry out gas servicing every year to our tenants' homes. Our contractors are Gas Safe registered and you can contact them for details of the annual gas contracts that they offer Leaseholders.

At the time of printing this newsletter, we had received a quote from each of our contractors for a one-off annual service:

T-Brown: £60 + VAT

Quality Heating: £49.95 + VAT

If you would like to use either of these contractors please contact them directly on the numbers below. Lewisham Homes is not responsible for this service.



T-BROWN GROUP
020 8786 1200
www.tbrownheating.co.uk



QUALITY HEATING SERVICES
01494 795 000
www.quality-heating.co.uk

Gas safety and subletting

If you sublet your property, you are a landlord. As a landlord you are required (under the Gas Safety Regulations 1998) to service the gas appliances in the property that you let on an annual basis and provide your tenant(s) with a Gas Safety Certificate (CP12) issued to you by the Gas Safe engineer carrying out the work.

The servicing must be carried out by a Gas Safe registered contractor. Failure to do so puts your tenant(s) and their neighbours at risk from potentially faulty appliances and carbon monoxide poisoning, and you could be prosecuted by the Health & Safety Executive. Failure by landlords to carry out the annual gas check is a serious offence.

Carbon monoxide: beware!

Carbon monoxide (CO) is the most widespread form of poisoning in the home.

CO is a highly poisonous gas that has no colour, taste or smell. Therefore it's totally invisible to the human senses. The only way to detect CO is with a certified carbon monoxide alarm. For peace of mind, look for an alarm with a sealed-for-life battery and seven year sensor life.

The most common causes of carbon monoxide poisoning are poorly fitted or maintained fossil-fuel burning heating appliances such as gas cookers, fires and boilers. Other examples of fossil fuels are paraffin, coal and wood. CO can also enter a property from adjoining premises. Additionally cooking methods that use oversized pots will starve the gas flame of oxygen and result in potentially dangerous CO levels being emitted into the kitchen.

There are a number of ways to improve safety within your home:

1. Have your appliances checked regularly
2. Fit a certified alarm
3. Don't block ventilation